--------Abstract of Title-----

---------------of------------

That part of the North West quarter of Section Twenty-three(23) in Township Thirty-one(31) North;Range,Thirteen(13) East of 3rd.P.M., lying north of the Kankakee River and south of the center of the public highway,running easterly and **westerly** through said quarter section,and that part of the South West quarter of said Section Twenty-three(23) lying north of said Kankakee River,all in Kankakee County Illinois.------

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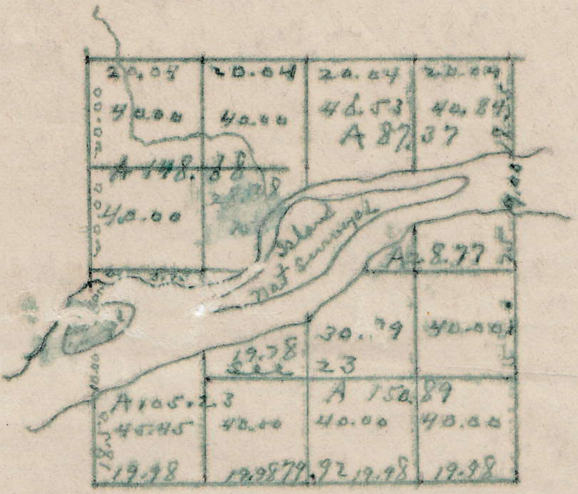
1 From a copy of the Government survey of Township 31 N;R,13 East of 3rd.P.M.,as shown by copy now on file in the office of the County Surveyor,of Kankakee County Illinois.---


20.04
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A 148.88
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Island not Surveyed
A 8.77
30.79
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23
A 105.23
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45.45
40.00
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40.00
19.98
19.98
79.92
19.98
19.98

United States.
2 To
Philip Worcester.

Patent.
Dated May 20,1841
Recorded Jany.6,1871
Book 58 Page 407

North West fractional quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,in District of lands subject to sale at Chicago Illinois.

Philip Worcester.
3 To
Albert Worcester.

Warranty Deed.
Dated Aug.22,1847
Recorded Sept.5,1847
Book 4 Page 71
$400.00;

Undivided half of North West quarter of Section 23 Township 31 N;R,13 East in Will County Illinois.Acknowledged Aug.23,1847 before Chauncey Chipman J.P.,Will County Illinois.----

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Alonzo Leach Sheriff of
Will County Illinois.
To
4 James M.Perry.

Sheriff's Tax Deed.
Dated Aug.31,1853
Recorded Sept.3,1853
Book 1 Page 100

Undivided one half of North West fractional quarter of Section 23 in Township 31 N;R,13 East of 3rd.P.M.,in Will County Illinois.Acknowledged Aug.31,1853 before O.L.Hawley,Clerk of County Court,Will County Illinois.Sold July 14, 1851 for taxes of 1851 by Treasurer,Will County Illinois.---

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Alonzo Leach Sheriff of
Will County Illinois.
5 To
James M.Perry.

Sheriff's Tax Deed.
Dated Aug.31,1853
Recorded Sept.19,1853
Book 1 Page 115
$2.00;

Conveys his interest in undivided half of North West fractional quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,in Kankakee County Illinois.Acknowledged Sept.6,1853 before O.L.Hawley Clerk of County Court said County.---

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James M.Perry and
Lomira his wife.
6 To
Albert Worcester.

Quit Claim Deed.
Dated Sept.6,1853
Recorded Feb.28,1854
Book 1 Page 381
$1000.00;

Conveys his interest in undivided half of North West fractional quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,in Kankakee County Illinois.Acknowledged Sept.6,1853 before Philip Worcester, J. P., said County.

Albert Worcester.
7 To
Henry Tower.

Quit Claim Deed.
Dated Oct.18,1856
Recorded Oct.18,1856
Book 6 Page B.2
$500.00;

Conveys his interest in west half of fractional North West quarter Section 23 Township 31 N;R,13 East,in Kankakee County Illinois. Acknowledged Oct.18,1856 before James M.Perry Clerk County Court said County.---

Note:The land described in the caption hereto was in Will County, but was detached and made a part of Kankakee County,---

James M.Perry and Lormira
his wife.
8 To
Henry Tower.

Quit Claim Deed.
Dated Sept.30,1856
Recorded Sept.30,1856
Book 6 Page A.1
$1000.00;

Conveys his interest in West half of fractional South West quarter Section 23 Township 31 N;R,13 East of 3rd.P.M.,in Kankakee County Illinois.Acknowledged Sept.30,1856 before Philip Worcester Clerk of Circuit Court,said County.No seal of office.---

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Henry F.(signed H.F.)
Tower .
9 To
Bowen Brothers.

Mortgage.
Dated Mar.13,1857
Recorded Mar.13,1857
Book 11 Page 599
$500.25;

West Half of North West quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,No acknowledgment.Satisfied on margin of record,Oct.4,1858 by Bowen Brothers.---

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Henry F.Tower.
10 To
Philip Worcester,use of
Wm.W.Parish.

Trust Deed.
Dated Oct.24,1857
Recorded Oct.24,1857
Book 14 Page 485
$1700.00;

Conveys in trust West Half of South West fractional quarter of Section 23 Township 31 N;R,13 East in Kankakee County Illinois. Acknowledged Oct.24,1857 before Charles M.Vaughn,J.P.,said County.

Philip Worcester.
11 To
Henry F.Tower.

Release Deed.
Dated June 14,1858
Recorded June 14,1858
Book 16 Page 123
$1.00;

Releases trust deed dated Oct.24,1857 recorded book 14 page 485 records of Kankakee County Illinois.Acknowledged June 14,1858 before James M.Perry Clerk County Court said County.----

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William W.Parish.
12 To
Henry F.Tower.

Release Deed.
Dated Oct.28,1858
Recorded Oct.28,1858
Book 19 Page 96
$1.00;

Releases trust deed dated Oct.24,1857 recorded book 14 page 485 of records of Kankakee County Illinois.Acknowledged Oct.28,1858 before Rodney Ashley J.P.,said County.-----

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Henry F.Tower.
13 To
Harrison Loring,use of
Julia A.Fish.

Trust Deed.
Dated July 17,1858
Recorded July 17,1858
Book 16 Page 244
$500.00;

Conveys in trust West Half of South West quarter of Section 23 Township 31 N ;R,13 East of 3rd.P.M.,in Kankakee County Illinois. Acknowledged July 17,1858 before James M.Perry Clerk County Court said County by W.A.Mc.Lean Deputy.---

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	Henry F.Tower	Trust Deed.
14	To	Dated July 17,1858
	Harrison Loring,use of	Recorded Aug.2,1858
	Julia A.Fish.	Book 16 Page 319
		$500.00;

Conveys in trust the West Half of Fractional North West quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,in Kankakee County Illinois.Acknowledged Aug.2,1858 before James M.Perry Clerk of County Court,Kankakee County Illinois.------

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	Harrison Loring.	Release Deed.
15	To	Dated Mar.31,1871
	Henry F.Tower.	Recorded Mar.31,1871
		Book 53 Page 358
		$1.00;

Releases trust deed dated July 17,1858 recorded book 16 page 319 of records of Kankakee County Illinois.Acknowledged Apr.1,1871 before Noel Brosseau,Clerk of Circuit Court,said County.---

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	George A.Bowen et al.	Certificate of Levy.
16	vs.	Dated June 26,1858
	Henry F.Tower.	Recorded July 15,1858
		Book A Page 70

Levy on West half of North West quarter of Section 23 Township 31 Range,13 East.----

17	Henry F.Tower(signed H. F.Tower). To Albert Worcester.	Warranty Deed. Dated Sept.22,1858 Recorded Sept.22,1858 Book 16 Page 579 $1200.00;

Conveys West Half of fractional North West quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,in Kankakee County Illinois. Acknowledged Sept.22,1858 before James M.Perry,by Wm.A.Mc.Lean Clerk of County Court,Kankakee County Illinois.---

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18	Albert Worcester. To Philip Worcester.	Mortgage. Dated Sept.23,1858 Recorded Sept.23,1858 Book 16 Page 589 $1200.00;

Conveys the North West fractional quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,in Kankakee County Illinois.Acknowledged Sept.23,1858 before James M.Perry Clerk of County Court,Kankakee County Illinois.---

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19	Hannibal Worcester and Ellen his wife. To Eunice Worcester.	Quit Claim Deed. Dated Dec.18,1861 Recorded Dec.19,1861 Book 27 Page 109 $300.00;

Conveys his interest in North West fractional quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,in Kankakee County Illinois. Acknowledged Dec.18,1861 before M.O.Clark,J.P.,Kankakee County Ills.

In the matter of the estate Kankakee County Court.

20 of

Albert Worcester, deceased.

Sworn petition of Zeno C. Brayton, filed Jany.3rd.1860. States that said Albert Worcester, departed this life on or about Sept.4,1859, leaving no last Will and Testament. That said deceased left surviving him no ---as his widow and,----. Prays that Letters of Administration be granted to petitioner.---

BOND:

Bond of Zeno C.Brayton, filed and approved Jany.3,1860.

OATH:

Oath of Z.C.Brayton, filed Jany.3,1860.

LETTERS:

Letters of Administration issued to Zeno C.Brayton, Jany.3rd.1860.

INVENTORY:

Inventory filed and approved May 14,1860. Lists the South West quarter of the South East quarter of Section 19 Town 30 R,11 W. and the East Half of the North West Fral.quarter and the West Half of the North West Fral.quarter of Section 23 Town 31 R,13 E.

ADJUSTMENT DAY:

Proof of publication and posting of notices of adjustment day, filed Aug.20,1860.---

PETITION: To July Term 1861.

Petition of Zeno C.Brayton, Administrator of the Estate of Albert Worcester, filed June 7,1861. States that petitioner was duly appointed administrator of the estate of Albert Worcester, on Jany.3,1860, that said Albert Worcester departed this life on or about Sept.4, 1859. That petitioner duly filed in this Court a just and true account of the personal estate of said deceased. That the personal estate of said Albert Worcester deceased as appears from the aforesaid account, amounts to $576.60. That the debts and demands allowed against, and the liabilities of the said estate amount to $1595.84. That petitioner has applied all the proceeds of said personal estate which have come to his possession towards the payment of said debts, that there is a deficiency of personal property to pay the debts of the said deceased. That Albert Worcester died seized in fee of the following described real estate: South West quarter of South East quarter of Section 19 in Township 30 N;R,11 West. Also the East Half of the North West Fractional quarter of Section 23 in Township 31 N;R,13 East of 3rd.P.M., Also the West Half of the North West fractional quarter of Section 23 Township 31 N;R,13 East. The said Albert Worcester, deceased left Eunice Worcester, Hannibal Worcester, Horatio Worcester, Julius Worcester, Maria Ballard, intermarried with H.A.Ballard, all of said County and Heneretta Brown intermarried with John Brown of West Rutland in the State of Vermont, and Horace Worcester of Crescent City in the State of California, his heirs at law and sole legal representatives whom your Petitioner prays may be made defendants to this Petition.

That the Court will order and direct your petitioner to sell the said Real Estate according to law, or so much thereof, as may be necessary to pay the debts of said intestate, and to make such further order herein as to this honorable Court may seem meet.

ACCOUNT CURRENT:

Filed Jany.2,1861. Shows amount of personal estate $567.60;

SUMMONS:

Summons issued June 8,1861. To the Sheriff of Kankakee County Illinois, for Eunice Worcester, Hannibal Worcester, Horatio Worcester, Julius Worcester, Maria Ballard and H.A.Ballard her husband, Henrietta Brown and John Brown her husband and Horace Worcester, returnable 3rd.Monday of July 1861. Return. "State of Illinois, Kankakee County, s.s. I have served this summons by reading the same to the within named Eunice Worcester, Hannibal Worcester, Horatio Worcester, Julius Worcester, MariaBallard, H.J.Ballard, this 24th.day of June 1861. J.W.Burgess, Sheriff, by R.D.Sherman, Depty.Sheff. State of Illinois, Kankakee County. I surched and the within named Henretta Brown, John Brown, Hermen Worcester, Not found in my County this 24 June 1861. J.W.Burgess Sheriff, R.D.Sherman Depty.Sheriff.". Filed.

AFFIDAVIT:

Sworn affidavit of Thomas P.Bonfield,June 7,1861.States that he is attorney for petitioner and that the said Heneretta Brown and John Brown,her husband,and Horace Worcester,the above named parties defendants in said cause are non-residents of the State of Illinois, and reside without the State of Illinois,and that thereby summons cannot be served upon them.

CERTIFICATE:

Certificate of D.S.Parker,Publisher of the Kankakee Gazette,a Weekly Newspaper of general circulation in said county filed July 30,1861.Certifies that a notice of which the annexed is a copy, was published in said paper for four consecutive weeks previous to this date,the first insertion being made on the 27th.day of June last and the last insertion being made on the 25th.day ofJuly instant.Dated July 29,1861.Copy of notice attached,gives title of case,and states that affidavit of non-residence has been filed, and gives notice to Henrietta Brown and John Brown her husband, and Horace Worcester,that petitioner has filed his petition,for the sale of the premises described in said petition,and that summons issued against said defendants as is by law required,and notifies said non-resident defendants that unless they shall appear etc.on the first Monday of July A.D.1861, and plead etc.the same and matters therein charged will be taken as confessed and a decree entered against them according to the prayer of said petition. Dated June 10,1861.

DECREE:

Decree recorded Court Record 2 Page 398.Entered July 30,1861. Now comes said petitioner and makes due and satisfactory proofs to the Court that a notice to Heneretta Brown and John Brown,her husband and Horace Worcester of the pendancy of this suit was published in the Kankakee Gazette a newspaper of general circulation, published at Kankakee City in this County for more than 3 successive weeks from and after the 25th.day of June A.D.1861,which notice is upon file among the papers of this cause and is hereby made a part of this entry.And thereupon T.P.Bonfield,attorney for petitioner entered his motion that the defendants do put in their answers to said petition instantly and in default thereof that the said petition be taken by said defendants as confessed, and thereupon it is ordered by the court that the defendants in this suit put in their answers to the petition of said petitioner instantly, or in default thereof that the said petition be taken as confessed by said defendants, and thereupon said defendants being three times solemnly called came not but made default and still failing to plead, answer, or demurr to the petition, it is ordered, considered and adjudged by the court that the said petition and all the matters and things therein set forth be taken and considered as confessed by the said defendants. And it satisfactorily appears to the court here that all the material allegations in said petition contained are true and therefore it is ordered, adjudged and decreed by the court here that the said Zeno C. Brayton administrator as aforesaid, do proceed and sell at public vendue the following described real estate or so much thereof as shall be necessary and sufficient to pay and satisfy all the debts and demands legally due from said estate to-wit: The South West quarter of the South East quarter of Section 19 Township 30 N; R, 11 West; also East Half of North West fractional quarter of Section 23 Township 31 N; R, 13 East also the West Half of the North West Fractional quarter of Section 23 Township 31 N; R, 13 East, after giving public notice for six weeks successively in the Kankakee Gazette or some other weekly newspaper published in said county of Kankakee and also by posting notices thereof, in four of the most public places in said county for the same period of time with the liberty to postpone sale from time to time in his judgment and interest of said estate will be promoted, thereby, and that the sale of said real estate be made upon such periods of credit as the said petitioner shall elect, not exceeding twelve months and that the proceeds of said sale shall be assets in his hands for the payment of the debts and demands against the estate of said deceased and also that the said administrator of the estate of said Albert Worcester deceased, do make, execute and acknowledge and deliver to the purchaser or purchasers of said sale shall be sold by virtue of the decree.A deed or other suitable conveyance in accordance with the statute in such case made and provided and report to this court his doings therein with all convenient speed.

CERTIFICATE:

Sworn certificate of Zeno C.Brayton,filed July 22,1862.States that he posted a copy of the annexed notice on the Court House door of Kankakee County Illinois,and in four other public places of said County at least six weeks before the day of sale of said premises described in said notice.Copy of notice attached,states that by virtue of said decree,said Administrator will on Apr.12,1862 between the hours of 10 A.M.and 4 o'clock P.M.,sell said premises described in said decree or so much thereof as may be necessary and sufficient to satisfy the debts and demands against said estate.Terms of Sale Cash.Dated Feb.27,1862.

REPORT OF SALE:

Filed and approved July 22,1862.Zeno C.Brayton Administrator of the Estate of Albert Worcester,deceased,reports that in pursuance of said decree entered at July Term 1861,he did on Feb.27,1862 post of notices of such sale,and caused a similar notice to be published in the Kankakee Gazette a weekly paper published at Kankakee City,in said County,six successive weeks prior to said sale a copy of which advertisement,with the publishers certificate of due publication is also hereto attached.That in pursuance of said order he did at the time and place mentioned in said notice sell at public sale the West Half of the North West fractional quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,of said land described in said order directed to be sold to Eunice Worcester of said County aforsaid for $1592.91,hers being the highest and best bid therefor for cash in hand.The undersigned executed to said Eunice Worcester a deed of the said premises and delivered the same to her.

PROBATE RECORD 2 Page 464.Decree entered July 22nd.1862.

Order confirming sale of real estate.And now on this day comes Zeno C.Brayton administrator of said estate and presents to the Court a report of his acts and doings, under the leave of this Court to sell the real estate of which said Albert Worcester died seized. And the Court having examined the said report and it appearing that said administrator caused proper notice of the time and place of said sale to be published, and posted as by law and the order of this court required; and that in pursuance of said order and notice he did on the 12th. day of April A.D. 1862, at the hour of one o'clock in the afternoon of said day at the door of the Court House in Kankakee County sell said real estate in said order described at public sale to one EuniceWWorcester for the sum of $1592.91 and that said Eunice W. Worcester did thereupon comply with the terms of said sale and the said administrator having thereupon made a deed of conveyance of the land thus sold to said Eunice W. Worcester, which is now shown to the court for approval, and the court being now fully advised touching said sale it is ordered and adjudged, by the said court that the said acts and doings of the said administrator in and about said sale be approved and said sale confirmed and that the deed so made by him be approved, and that he deliver the same to the said Eunice W. Worcester.----

PETITION:

Sworn petition of Horatio D. Worcester, filed May 20, 1876. States that Zeno C. Brayton died on Jany. 26, 1875, prays to be appointed Administrator De Bonis Non, of said estate.

OATH:

Oath of Horatio D. Worcester, filed May 20, 1876

BOND:

Bond of Horatio D. Worcester, filed and approved May 20, 1876.

LETTERS:

Letters of Administration De Bonis Non, issued to Horatio D. Worcester May 20, 1876.

PETITION:

Petition of B.F. Gray, sworn to filed Mar. 2, 1881. Horatio D. Worcester died before said estate was closed, prays to be appointed Administrator of said estate. Prays that Letters of Administration be issued to Edward S. Cooke.

OATH:

Oath of E.S.Cooke,filed Mar.2,1881.

BOND:

Bond of Edward S.Cooke,filed and approved Mar.15,1881.---

LETTERS:

Letters of Administration De Bonis Non,issued to Edward S.Cooke, Mar.15,1881.---

CERTIFICATE:

Certificate of M.O.Clark,publisher of The Momence Reporter a weekly newspaper published in said county,filed June 28,1883.Certifies that a notice of which the annexed is a true printed copy,was published in said newspaper 3 consecutive weeks,and that the date of said paper first containing said notice,was June 14,1883 and the date of said paper last containing said notice was June 28,1888. Copy of notice attached,states that said Administrator will appear before the County Court said County,on the second Monday of July next,to make a final report and settlement of said estate,and take an order of discharge therefrom,when and where all interested may appear if they wish.Dated June 11,1883.

FINAL REPORT:

Filed July 9,1883 approved July 12,1883.Shows paid to Wm.F.Strunk, Executor of the Last Will and Testament of H.D.Worcester,deceased, $63.00;Maria Ballard $63.00;J.J.Worcester $63.00;Horace Worcester $63.00,distributees of said estate as per receipts.Report shows that all the distributees of said estate have received their full share or distribution.---

Note: Among files in said estate are four notes of $300.00, each dated Sept. 23, 1858, payable one, two, three and four years from date and payable to Philip Worcester, said notes signed by Albert Worcester, said notes filed Aug. 20, 1860 and each marked allowed Aug. 20, 1860 for $357.42. Jas. M. Perry, Clerk.

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Zeno C.Brayton Administrator
of the estate of Albert
Worcester,deceased.
21 To
Eunice W.Worcester.

Deed.
Dated July 7,1862
Recorded July 24,1862
Book 28 Page 125
$1592.91;

West Half of North West Fractional quarter of Section 23 Township 31 N;R,13 East 3rd.P.M., Kankakee County Illinois.Acknowledged July 7,1862 before James M. Perry Clerk of the County Court,Kankakee County Illinois.Recites that said land was sold under decree to pay debts entered at July Term 1862,of Kankakee County Court,in cause wherein said Administrator was complainant and Eunice Worcester et al were defendants.Said land sold after giving notice in Kankakee Gazette and posting four notices for six weeks,and sold at one o'clock P.M.,Apr.12,1862 to Eunice W.Worcester for $1592.91;---

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Philip Worcester and Eunice
W.his wife.
22 To
Eunice Worcester,widow of
John B.Worcester.

Warranty Deed.
Dated Sept.11,1862
Recorded Oct.31,1862
Book 28 Page 244
$10.00;

West Half of North West Frl. quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,Kankakee County Illinois.Acknowledged Sept.11,1862 before F.W.Hopkins,Clerk County Court,Rutland County,Vt.Officer does not certify that wife is personally known to him.---

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Eunice Worcester.
23 To
HarveyA.Ballard.

Warranty Deed.
Dated Sept.25,1862
Recorded Oct.23,1862
Book 28 Page 245
$1200.00;

West Half of North West fractional quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,in Kankakee County Illinois.Acknowledged Sept.---1862 before M.O.Clark J.P.,Kankakee County Illinois.---

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James M.Perry and Lomira
his wife.
24 To
Harvey A.Ballard.

Quit Claim Deed.
Dated Feb.23,1871
Recorded Mar.31,1871
Book 58 Page 637
$1.00;

Conveys their interest in West Half of North West quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,Kankakee County Illinois. Acknowledged Mar.17,1871 before F.W.Crosley N.P.,Cook County Illinois

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Harvey A.Ballard and Maria
his wife.
25 To
Philip Worcester.

Mortgage.
Dated Sept.25,1862
Recorded Oct.23,1862
Book 28 Page 246
$1200.00;

West Half of North West quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.,Kankakee County Illinois.Acknowledged Sept.--1862 before M.O.Clark,J.P.,Kankakee County Illinois.Assigned on margin Feb.22,1864 before Franklin Worcester by Philip Worcester.---

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Franklin Worcester. Release Deed.

26 To Dated May 3,1870

Harvey A.Ballard. Recorded May 4,1871

Book 53 Page 76

$1.00;

Releases mortgage dated Sept.25,1862 recorded book 28 page 246 of records of Kankakee County Illinois.Acknowledged May 3,1871 before H.J.Ballard N.P.,said County.---

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Harvey A.Ballard and Trust Deed.

Maria his wife. Dated May 1,1871

27 To Recorded May 5,1871

Daniel K.Pearsons use of Book 64 Page 107

Aetna Life Insurance Company $1200.00;

of Hartford,Conn.

West Half of North West quarter of Section 23 Township 31 N;R,13 East of 3rd.P.M.(excepting the right of way of the Kankakee and Illinois Railroad,100 feet wide running East and West through said land).Acknowledged May 4,1871 before Warren R.Hickox,N.P.,said County.Acknowledged May 4,1871 before S.N.Hathaway,N.P.,Kankakee County Illinois.---

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In the matter of the estate. Kankakee County Court.

28 of

Harvey A.Ballard,deceased.

Sworn petition of Maria Ballard filed,states that Harvey A.Ballard,departed this life on or about Apr.15,1872,leaving no last will and testament.That said deceased left surviving,him Maria Ballard his widow,Wallace Ballard and a babe without a name at this time,his children as heirs. Prays that Letters of Administration be granted to Horatio D. Worcester.

Bond:

Bond of Horatio D.Worcester,filed.

OATH:

Oath of Horatio D.Worcester,filed.

LETTERS:

Letters of Administration issued to Horatio D.Worcester,May 2,1872.

ADJUSTMENT DAY:

Proof of publication and posting of notices of adjustment day filed Aug.19,1872.

INVENTORY:

Inventory filed Aug.19,1872,Lists the West Half of the North West quarter of Section 23 Town 31 R,13 East 74.34 acres.

NOTE:There is a sworn petition to sell certain real estate,belonging to said estate,~~which states that said deceased~~,left surviving him Maria his widow,and leaving his sole and only heirs at law,Wallace Ballard and Don Clarance Ballard.Filed June 10,1873.---

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The Aetna Life Insurance
Company of Hartford Conn.,
a corporation organized
under the Laws of the State
of Connecticut

29 vs

Maria Ballard, et al.

Kankakee County Circuit
Court in Chancery. Bill:
Filed March 23, 1874.
To April Term, A. D. 1874.
No. 4435.

Your orator represents, that one Harvey A. Ballard on May 1st, 1871, made,executed and delivered to your orator, for borrowed money, his certain principal note of $1200.00, payable on Jan. 1, 1876 and five interest notes due respectively on Jan. 1, A. D. 1872, 1873, 1874, 1875 and 1876. The first of said notes being for the sum of $80.00 and the other four for the sum of $120.00 each, said interest notes given for interest on said principal sum of $1200.00, all of said notes bearing interest at the rate of 10% per annum after due. That to secure said notes, said Harvey A. Ballard, and Maria, his wife, made, executed and delivered to Daniel K. Pearsons a certain Trust Deed, dated May 1, 1871. (Describes Trust Deed set forth in No. 27, this examination). Recites, in case of default in the payment of said notes, then on application of said Aetna Life Insurance Company or the lgal holder or holders of said note, having first given twenty days notice, by publishing the same in a public newspaper, printed in the County where said premises are situated, it shall, and may be lawful for the said party of the second part, the successors in Trust assigns or attorney, duly authorized, to take possession of the premises aforesaid at his election and to sell the same or any part thereof at public sale at such time and place as the said party of the second part, his successors in Trust, assigns or attorney may appoint or to adjourn such sale from time to time and upon making sale as aforesaid to make, and deliver, in the name or names of the said party of the second part or his successors in Trust, to the purchaser or purchasers thereof a good and sufficient deed or deeds of conveyance, in fee simple, and out of the money arising from such sale, after first paying all reasonable expenses, taxes and assessments, to pay said Company or their representatives, executors or administrators or the legal holder or holders thereof, the amount of said notes above mentioned for principal or interest whether due or not due rendering the over plus of the proceeds of such sale (if any there may be) unto the said party of the first part or his heirs, executors or administrators. Orator sets up default in payment of interest notes for $120.00 due respectively on Jan. 1, A. D. 1873 and A. D. 1874 and that the principal sum of $1200.00 is unpaid and all accrued interest since Jan. 1, 1872, orator further represents that said Harvey A. Ballard departed this life on or about April 15, 1872 leaving the following children surviving him, namely: Wallace Ballard and Don Clarence Ballard, now residing at said Momence, and that said children are minors under the age of 21 years, that said Harvey A. Ballard died intestate, leaving his widow Maria Ballard and that said Maria Ballard was duly appointed administratrix and Horatio B. Worcester, administrator of the estate of Harvey A. Ballard, deceased by the County Court of said Kankakee County. Orator prays that summons issue against Maria Ballard, Wallace Ballard, Don Clarance Ballard, residents of Kankakee County, aforesaid, Daniel K. Pearsons of Cook County, Illinois and Maria Ballard, administratrix and Horatio D. Worcester, administrator of the estate of Harvey A. Ballard, deceased and that they and each of them may be compelled to answer, etc., but not under oath. That on final hearing of this cause, a decree for the sale of said lands described in said Trust Deed in accordance with the terms thereof for the payment for the amount due your orator on the aforesaid notes and Trust Deed and for the principal note due and unpaid and costs and counsel, fees in these proceedings.

SUMMONS

Summons issued March 23, 1874 to the Sheriff of Kankakee County, Illinois for Maria Ballard, Wallace Ballard, Don Clarance Ballard, Daniel K. Pearsons and Maria Ballard, administratrix and Horatio D. Worcester, administrator of the estate of Harvey A. Ballard, deceased, returnable on the first Tuesday of April, 1874, Return: "State of Illinois, Kankakee County, ss. I have duly served this by reading the same to,and giving a true copy of the same to each of the defendants, Maria Ballard, Wallace Ballard, Don Clarrence Ballard Maria Ballard, Administratrix, H. D. Worcester, Administrator of the estate of Harvey Ballard, deceased, the Defendant Daniel K. Piersons not found in my County this 25th day of March 1874. George Huckins, Sheriff, by W. D. Willis, Deputy." Filed April 7, 1874.

April 10, 1874.

H. Loring appointed guardian ad litem for Wallace Ballard and Don Clarence Ballard and he files his answer.

DECREE

Decree entered April 26, 1874. The Court finds from the report of James N.Orr, Master in Chancery of said Court, that there was due said complainant on April 24, 1874 at the date of said report the sum of $1259.60 on the interest notes due Jan. 1, 1873 and 1874 due on counsel fees the sum of $22.98. That the principal note for $1200.00 is unpaid and that there is due on said note, the sum of

$1200.00 and interest on the same at 10% per annum since Jan. 1, 1874 and that said premises should be sold to pay the monies due and not due by the term of the Trust Deed. It is Ordered, Adjudged, and Decreed, by the Court that said report do stand ratified and confirmed. That said defendants, failing to pay the sum aforesaid and costs of this suit, within ten days after this order of this court, then all and singular, the lands and tenements mentioned in the Bill of Complaint in this cause and hereinafter described or so much thereof as may be sufficient to raise the amount due, the complainant for principal and interest costs, etc., which may be sold separately without material injury to the parties interested, be sold at public auction to the highest bidder for cash by the Master in Chancery of this Court, who is hereby appointed a commissioner for that purpose. That the sale be made at the north door of the court house in Kankakee County. That Master give public notice of the time andplace of sale in accordance with the statute governing sales made by sheriffs,etc. That said sale be made between the hours of 9 A. M., and 4 P. M. That Master execute and deliver tothe purchaser or purchasers of said sale, a certificate of purchase and file a duplicate thereof in the office of the recorder of said Kankakee County, and out of the proceeds of said sale, pay the costs of sale, fees, etc., and out of the remainder pay to said complainant, the sum of $1232.58 with interest on and after April 24, 1874 to the day of sale and also pay to said complainant, the amount unpaid on said principal note, which is found to be $1200.00 and interest on the same at 10% per annum since Jan. 1, 1874 to date of sale, and if there is a balance thereof, after paying said mount, to bring said balance into this Court. The description of the landsto be sold under and by virtue of this decree, are as follows: The West half of the Northwest quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M., except the right of way of the Kankakee and Illinois River Railroad, 100 feet wide, running East and West through said land, 71.34 acres, more or less in the County of Kankakee and State of Illinois. In case said premises are not redeemed according to law and upon the production of a certificate of purchase, said Master shall, execute and deliver to the said purchaser or purchasers or his or thier representatives or assigns, a good and sufficient conveyance in fee simple of such premises or such part thereof as shall have been sold. That upon the execution and delivery of such conveyance aforesaid, the said purchaser or purchasers, his or their representatives or assigns be let into possession of said premises and that any of the parties of this cause, who may be in possession of said premises or any part thereof, or any person who since the commencement of this suit has come into possession under them or either of them on the production of said Master's deed of conveyance of said premises and a certified copy of the order of this Court confirming the report of said sale, surrender possession thereof to such purchaser or purchasers, their representatives or assigns, and refusal so to do be considered as contempt of Court.

REPORT OF SALE

Filed Dec. 17, 1874. James N. Orr, Master in Chancery of said Court reports that in pursuance of and by virtue of said decree, aforesaid, entered April Term, 1874, he advertised said premises set forth in said decree for sale at public auction at the north door of the court house in the City of Kankakee, said County and State by giving public notice of the time andplace of said sale and by publishing a notice thereof in four consecutive weeks, in the Kankakee Gazette, a weekly newspaper, published in said County and by posting up a like notice in four of the most public places in said County for the same time. That he did on July 3, 1874 at 1 o'clock P.M., of said day at the north door of the court house in the City of Kankakee, said County and State, sell at public auction the premises described in said decree to Oren B. Taft for $1668.00, he being the highest and best bidder at said sale and said sum being the highest and best bid offered. That he made out a certificate of purchase and gave the same to said purchaser and recorded a copy thereof with the Clerk of said Court.

Copy of notice of publication attached to said Master's Report. Gives title of case, and states that in pursuance to said decree, said Master will, on July 3, 1874, at 1 o'clock P. M., sell at public auction for cash at the north door of the court house, in the City and County of Kankakee, State of Illinois, the premises described in said decree. Dated June 9, 1874. Note: No certificate of publisher among files in said cause.

ORDER

Order entered Dec. Term 1874, Dec. 18, 1874, confirms said report of sale

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Aetna Life Insurance Co.,
of Hartford, Conn.,
30 to
Maria Ballard, et al.

Masters Certificate of Sale
Dated July 3, 1874.
Recorded July 3, 1874.
Book A Page 343.

West half of Northwest quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M., except right of way of Kankakee and Illinois River Railroad, 100 feet wide, sold at 1 P. M., July 3 1874 by James N. Orr, Master in Chancery, Kankakee County, Illinois to Oren B. Taft for $1667.74 under decree of sale entered at April Term A. D. 1874 of Circuit Court, said County and State.

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James N. Orr, Master in
31 Chancery, Kankakee County,
Illinois,
to
Oren B. Taft.

Masters Deed.
Dated Feb. 1, 1876.
Recorded Feb. 1, 1876.
Book 75 Page 428.
$1667.74.

Conveys the West half of the Northwest quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M., excepting the right of way of the Kankakee and Illinois River Railroad Company, 100 feet wide running East and West through said land.

Acknowledged Feb. 1, 1876 before Geo. R. Letourneau, Clerk of the Circuit Court, Kankakee County, Illinois.

32

Oren B. Taft and Frank E.,
his wife,
to
Daniel K. Pearsons.

Special Warranty Deed.
Dated Feb. 4, 1876.
Recorded Feb. 5, 1876.
Book 77 Page 583.
$2037.73

Conveys the West half of the Northwest quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M., except right of way of P. K. & P. R. R. Company, 100 feet wide running East and Wes through said land.
Acknowledged Feb. 4, 1876 before Hamilton M. Walratte, N. P. Cook County, Illinois.

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33

Daniel K. Pearsons and Marietta,
his wife,
to
Horatio D. Worcester.

Warranty Deed.
Dated Feb. 4, 1876.
Recorded Feb. 5, 1876.
Book 76 Page 507.
$2037.73

Conveys the West half of the Northwest quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M., excepting the right of way of the Kankakee and Illinois River Railroad Company, 100 feet wide running East and West through said land.
Acknowledged Feb. 4, 1876 before Hamilton M. Walratte, N. P. Cook County, Illinois.

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Horatio D. Worcester and
Helen M., his wife,
34 to
Eunice Worcester.

Quit Claim Deed.
Dated Feb. 19, 1863.
Recorded March 2, 1863.
Book 28 Page 465.
$300.00.

Conveys their interest in the East half of Northwest fractional quarter of Section 23, Township 31 North; Range 13, East of 3rd. P.M

Acknowledged Feb. 19, 1863 before M. O. Clark, J. P. Kankakee County

Illinois.

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	Harvey A. Ballard and Maria,	Quit Claim Deed.
	his wife,	Dated Feb. 27, 1863.
35.	to	Recorded March 2, 1863.
	Eunice Worcester.	Book 28 Page 468.
		$300.00.

Conveys their interest in the East half of the Northwest fractional quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M.
Acknowledged Feb. 27, 1863 before M. O. Clark, J. P. Kankakee County Illinois.

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	John J. Brown and Henrietta,	Quit Claim Deed.
	his wife,	Dated July 4, 1863.
36	to	Recorded Jan. 23, 1864.
	Eunice Worcester.	Book 29 Page 633.
		$300.00.

Conveys their interest in East half of Northwest quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M., in Kankakee County, Illinois.
Acknowledged July 14, 1863 before J. E. Manley, J. P. Rutland County, Vt. Certificate of F. W. Hopkins, Clerk of the County Court being Court of Record, Rutland County, Vt., dated July 16, 1863 as to authority and conformity.

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Julius J. Worcester
37 to
Eunice Worcester.

Quit Claim Deed.
Dated Jan. 23, 1864.
Recorded Jan. 23, 1864.
Book 32 Page 456.
$300.00.

Conveys his interest in the East half of the Northwest quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M., in Kankakee County, Illinois.

Acknowledged Jan. 23, 1864 before Elon Curtis, Clerk of the Circuit Court of said County.

****

Eunice Worcester
38 to
Horatio D. Worcester.

Quit Claim Deed.
Dated Jan. 5, 1867.
Recorded Jan. 16, 1867.
Book 42 Page 248.
$3500.00.

Conveys her interest in the undivided seven-eighths of East half fractional Northwest quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M.

Acknowledged Jan. 5, 1867 before M. O. Clark, J. P. Kankakee County, Illinois.

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	Horace Worcester (bachelor)	Quit Claim Deed.
39	to	Dated Feb. 24, 1873.
	Horatio D. Worcester.	Recorded May 19, 1873.
		Book 69 Page 90.
		$300.00.

Conveys his interest in the East half of the Fractional Northwest quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M., in Kankakee County, Illinois.

Acknowledged March 15, 1873 before W. H. Harris, County Clerk, Multnomah County, Oregon.

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40

Horatio D. Worcester and Helen M., his wife,
to
Clarissa Roberts.

Sale Mortgage.
Dated Jan. 20, 1871.
Recorded Jan.[illegible], 1871.
Book 57 Page 74.
$2000.00.

Conveys by mortgage the East half of the Northwest quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M.

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41

Clarissa Roberts
to
Horatio D. Worcester.

Release Deed.
Dated Jan. 13, 1876.
Recorded Feb. 7, 1876.
Book 74 Page 525.
$1.00.

Releases Mortgage dated Jan. 20, 1871 recorded Book 57 Page 74, records of Kankakee County, Illinois.

Acknowledged Jan. 13, 1876 before Wm. H. Morton, N. P. Stafford County, N. H.

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42

Horatio D. Worcester and Helen M., his wife,
to
Daniel K. Pearsons, use William Bolles.

Trust Deed.
Dated Feb. 1, 1876.
Recorded Feb. 7, 1876.
Book 77 Page 585.
$2000.00, 4 years, interest 9%.

Conveys in Trust the Northwest fractional quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M.

Acknowledged Feb. 7, 1876 before M. O. Clark, N. P. Kankakee County, Illinois.

43 Daniel K. Pearsons
to
Horatio D. Worcester.

Release Deed.
Dated Feb. 12, 1880.
Recorded Feb. 20, 1880.
Book 86 Page 104.
$1.00.

Releases Trust Deed dated Feb. 1, 1876, recorded Book 77 Page 585, records of Kankakee County, Illinois.

Acknowledged Feb. 12, 1880 before Theodore Traver, N. P. Cook County, Illinois.

****

Horatio D. Worcester and
Helen M., his wife,
44 to
Henry H. Knight, use Maria
A. Knight.

Trust Deed.
Dated Feb. 10, 1880.
Recorded Feb. 11, 1880.
Book 94 Page 194.
$2000.00, 5 years interest
7%.

Conveys in Trust the Northwest fractional quarter of Section 23, Township 31 North; Range 13, East of 3rd. P. M , subject to right of way of Kankakee and Illinois River Railroad Company in Kankakee County, Illinois.

Acknowledged Feb. 10, 1880 before M. O. Clark, N. P. Kankakee County Illinois. Warren R. Hickox successor in Trust.

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Warren R. Hickox, Successor
in Trust to Henry H. Knight
45 to
Chauncey F. Gridley.

Release Deed.
Dated Feb. 23, 1885.
Recorded Feb. 23, 1885.
Book 109 Page 342.

Releases Trust Deed dated Feb. 10, 1880 recorded Book 94 Page 194, records of Kankakee County, Illinois.

Acknowledged Feb. 23, 1885 before Charles F. Whitmore, N. P. said County and State. Recites in this release deed that the said Henry

H. Knight is deceased.

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	United States	Patent.
46	to	Dated Dec. 2, 1850.
	Albert G. Hobbie.	Recorded April 6, 1876.
		Book 75 Page 492.

Grants North fraction of the Southwest quarter of Section 23, Town 31 North; Range 13, East 3.73 acres.

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	In the matter of the Last Will	Kankakee County Court
47	of	in Probate.
	Albert G. Hobbie, deceased.	Will dated April 27, 1868.
		Death May 13, 1868.

EXTRACTS FROM WILL

First: Orders and directs that legacies and all debts and funeral expenses be paid.

Second: I give, devise and bequeath unto my wife Frances L. Hobbie, for and during the term of her natural life all of my real estate and personal estate of every kind, nature and description which real estate is described as follows:

The West end of Beedles Island in said last mentioned Township and Range and Section (referring to Section 23 Town 31 North Range 13, East of 3rd. P. M.) and other lands,

and also all my other lands tenements and real estate of every kind, nature and description wherever the same is or may be situate together with the privilege and appurtenances thereunto belonging and also all my monies bonds, mortgages, trust deeds, notes, securities, choses in action, rights and credits, goods and chattels personal property and personal estate of every kind nature and description to be had, held, used and enjoyed by her, the said Frances L. Hobbie for and during the period of her natural life subject to a charge however, for the nurture, support and education of my sons, Walter S. and Isaac R. Hobbie during their minority.

Second: On death of Frances L. Hobbie, gives the reversion of all lands to sons Walter S., and Isaac R. Hobbie.

Third: Gives sister Mary N. Clark, the sum of $200 per year, for and during the period of her natural life and payable semi-annually and to be a charge upon said estate.

Fourth: I give devise and bequeath the following legacies, towit: To my nephew, Reeve Hobbie, Five Hundred Dollars to assist him in completing his studies and unto Charles Albert Reeves, Five Hundred Dollars to be paid to his father Charles H. Reeves for his benefit. And unto John Jacob Clark, the sum of Five Hundred Dollars to be paid to him on arriving at the age of twenty-one years.

Fourth: I give the executors of this will full power and authority to sell and convey in fee, any part or parts of the foregoing described real estate in such manner as they may deem proper, whenever it shall appear to be to the advantage of my said estate so to do.

Fifth: I hereby appoint my said wife, Frances L. Hobbie, Guardian of children.

Sixth: Appoints Frances L. Hobbie, William M. Hobbie and Charles H. Reeves, Executrix and Executors of will.

PROBATE

May 18, 1868. Will duly admitted to probate upon proof of the execution thereof and letters testamentary issued to Frances L. Hobbie, William M. Hobbie and Charles H. Reeves.

INVENTORY

Lists as belonging to said estate, the West end of Beedles Island in Section 23, Town 31 North; Range 13, East of 3rd. P. M., 7.50 acres.

ADJUSTMENT DAY

Sept. 24, 1868. Due proof made of posting and publishing notices of adjustment day for creditors of said estate.

SETTLEMENT

Estate appears to have been settled, all debts and claims having been paid in full.

Walter S. Hobbie. Affidavit.

Recorded May 28, 1910.

Book 230 Page 26.

Walter S. Hobbie being first duly sworn on oath deposes and says that he is one of the two sons mentioned in the will of Albert G. Hobbie, deceased, which will is recorded in Record A at Page 109, in the office of the County Clerk in and for the County of Kankakee and State of Illinois; that he knows of his own personal knowledge that all legacies and annuities provided for in said will of his said father Albert G. Hobbie, deceased, have been paid and that there are to the best of affiant's knowledge, information and belief no valid, subsisting claims against said estate or the property devised or bequeathed by said will, because thereof and particularly that the legacies in favor of Reeve Hobbie, Charles Albert Reeves and John Jacob Clark have been paid. And affiant further says he was personally acquainted with Mary Norton, Clark who was sometimes known as Mary H. Clark and Mary Hobbie Clark; that the annuity provided for in the said will of Albert G. Hobbie, Deceased, was to the sister of the said Albert G. Hobbie, Deceased and that reference, if any there be, in said will to Mary Clark or to Mary N. Clark or to Mary Norton Clark or to Mary H. Clark or to Mary Hobbie Clark was to the one same identical person Mary Norton Clark; that it was the same Mary Norton Clark who on the 21st day of June A. D. 1889, and as Mary Clark, executed a quit claim deed to affiant and Isaac R. Hobbie jointly as grantees (describes land conveyed but no portion of premises in this abstract are included) and that the said Mary Norton Clark died on or about Aug. 11, 1897.

That affiant further says that Charles H. Reeve, Charles H. Reeves, and C. H. Reeve as executor and trustee under the will of said Albert G. Hobbie, Deceased referred to the one same identical person, whose correct name was Charles H. Reeve.

And affiant further states (facts not affecting premises described in this abstract). Subscribed and sworn to May 28, 1910 before Eben B. Gower, N. P. Kankakee County, Illinois.

* * *

In the matter of the Death — Certificate
49 of — Dated Sept. 21, 1897.
Mary Hobbie Clark. — Recorded Sept. 30, 1897.
Book 158 Page 399.

Certificate under hand of Andrew F. Jones, Registrar of the Town of New Canaan, New London County, Conn., under Seal that Mary Hobbie Clark died Aug. 11, 1897 as appears from records of his office.

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Charles H. Reeve, Executor and — Deed.
Frances L. Hobbie, Executrix of — Dated Jan. 10, 1876.
Last Will of Albert G. Hobbie, — Recorded Feb. 26, 1876.
deceased, — Book 77 Page 610.
50- to — $223.00
Horatio D. Worcester. — Conveys and quit claims,

all right, title and interest which said Albert G. Hobbie had at the time of his death in and to Beedles Island in Section 23, Town 31 North; Range 13, East of 3rd. P. M., and other lands, including North Fr. of Southwest quarter of said Section,3.73 acres, in Kankakee County, Illinois. Recites power and authority under last will and testament of Albert G. Hobbie and also that William M. Hobbie, one of the Executors named in said will has been discharged as such by the Court. Acknowledged Feb. 12, 1876 before B. D. Crawford, N. P. Marshall County, Indiana as to Charles H. Reeve and Feb. 16, 1876 before Harrison Loring, N. P. Kankakee County, Illinois as to Frances L. Hobbie.

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In the matter of the Last Will
51 of
Horatio D. Worcester, Deceased.

Kankakee County Court
in Probate.
Will dated Jan. 26, 1881.
Death Jan. 30, 1881.

EXTRACTS FROM WILL

I give, devise and bequeath to my beloved wife, Helen M. Worcester, all my property of whatever kind, real, personal and mixed and all the property to which I shall be entitled at my death, the same to be to her, in fee simple absolute and to her heirs and assigns forever but my just debts and funeral expenses to be fully paid. Appoints William F. Strunk and Emery M. Wooster, Executors.

PROBATE

Will duly admitted to probate February 15, 1881 on due proof of the execution thereof.

PETITION

Sworn Petition of William F. Strunk and Emery M. Wooster filed Feb. 15, 1881 praying that letters testamentary issue to them.

LETTERS

Feb. 18, 1881. Letters Testamentary issued to nominees in Will and they qualified.

INVENTORY

Inventory filed in said estate lists as belonging to said estate the premises described in the caption of this examination and other lands

SETTLEMENT

Estate fully settled, all debts and claims fully paid, estate closed.

52 Helen M. Worcester, widow and legatee of H. D. Worcester, deceased

to

Chancy F. Gridley.

Warranty Deed.

Dated Feb. 27, 1883.

Recorded Feb. 28, 1883.

Book 98 Page 360.

$5778.66.

3 acres in the Southwest corner (West Side) of North fractional Northeast quarter North of River, the West end of Beedles Island, 7$\frac{1}{2}$ acres. North fractional Southwest quarter, 3 acres and the North-

west quarter, 142.68 acres, all of Section 23, Town 31 North; Range 13, East of 3rd. P. M., 156.18 acres, in Kankakee County, Illinois.
Subject to Mortgage of $2000.00.
Acknowledged Feb. 27, 1883 before M. O. Clarke, N. P. said County.

****

Chauncy F. Gridley and Sarah A.,
his wife,
53 to
The Westerly Savings Bank.

Mortgage.
Dated Feb. 2, 1885.
Recorded Feb. 23, 1885.
Book 106 Page 171.
$2000.00.

Northwest fractional quarter and 3 acres in Southwest corner of North fractional Northeast quarter North of river, and 7½ acres in West end of Beedle Island all in Section 23, Town 31 North; Range 13, East of 3rd. P. M., 156.18 acres, subject to right of way of 100 feet wide of the Indiana Illinois and Iowa Railroad Company, Kankakee County, Illinois.
Acknowledged Feb. 23, 1885 before W. M. Durham, N. P. said County.

****

The Westerly Savings Bank of
Westerly, R. I. by S. F. Perry,
Treasurer under Corporate Seal,
54 to
Chauncey F. Gridley.

Release Deed.
Dated Jan. 17, 1890.
Recorded Feb. 1, 1890.
Book 120 Page 498.
$1.00.

Releases Mortgage dated Feb. 2, 1885, recorded in book 106 Page 171, records of Kankakee County, Illinois.
Acknowledged Jan. 17, 1890 before Henry Whipple, N. P. Washington County, R. I.

****

Chauncey F. Gridley and Sarah
A., his wife,
55 to
Carl Lankow and Dora Lankow,
his wife.

Warranty Deed.
Dated March 30, 1889.
Recorded April 2, 1889.
Book 125 Page 108.
$7028.10.

3 acres in Southwest corner (West side) of North fractional Northeast quarter North of River, the West end of Beedles Island, 7½ acres. The North fractional Southwest quarter, 3 acres and Northwest quarter, 142.68 acres, all in Section 23, Town 31 North; Range 13, East of 3rd. P. M., 156.18 acres, the farm known as Tower Creek farm, Kankakee County, Illinois. Subject to Trust Deed for $1000.00.
Acknowledged March 30, 1889 before W. M. Durham, N. P. said County.

****

Carl Lankow and Dora, his wife,
56 to
Chauncey F. Gridley.

Mortgage.
Dated March 30, 1889.
Recorded April 2, 1889.
Book 124 Page 177.
$1900.00.

3 acres in Southwest corner (west side) of North fractional Northeast quarter North of River, the West end of Beedles Island, 7½ acres The North fractional Southwest quarter, 3 acres and Northwest quarter 142.68 acres, all in Section 23, Town 31 North; Range 13, East of 3rd. P. M., 156.18 acres, the farm known as Tower Creek farm, Kankakee County, Illinois.
Acknowledged March 30, 1889 before W. M. Durham, N. P. said County.

****

Chauncey F. Gridley

57 to

Carl Lankow and Dora Lankow.

Release Deed.
Dated Feb. 22, 1890.
Recorded Feb. 22, 1890.
Book 120 Page 510.
$1.00.

Releases Mortgage dated March 30, 1889, recorded book 124 Page 177, records of Kankakee County, Illinois.
Acknowledged Feb. 22, 1890 before Warren R. Hickox, N. P. said County and State.

****

Carl Lankow and Dora, his wife,

58 to

Edward Lankow.

Warranty Deed.
Dated May 3, 1890.
Recorded May 6, 1890.
Book 125 Page 264.
$7000.00.

3 acres in Southwest corner (West side) of North fractional Northeast quarter North of river, the West end of Beedles Island, 7½ acres, the North fractional Southwest quarter, 3 acres and Northwest quarter 142.68 acres, all in Section 23, Town 31 North; Range 13, East of 3rd. P. M., 156.18 acres. This farm known as Tower Creek farm. Should Eward Lankow depart this life before either one or both of said parties of the first part then and in that case, said land is to revert back to said Carl Lankow or to Dora Lankow or both, if living in Kankakee County, Illinois. First party reserves possession during the lifetime of both or either of them.
Acknowledged May 3, 1890 before R. Richardson, N. P. said County.

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	Edward Lankow and Maggie Lankow,	Mortgage.
	his wife,	Dated Dec. 1, 1897.
59	to	Recorded Jan. 7, 1898.
	W. W. Parish, Senior.	Book 163 Page 3.
		$300.00, 7% all due 2 years.

Three (3) acres in the Southwest corner, west side of North Fractional Northeast quarter North of River. The West end of Beedle Island containing 7½ acres, the North Fractional Southwest quarter, 3 acres and the Northwest quarter, containing 142.68 acres, all lying and being in Section 23, in Town 31 North; Range 13, East of the 3rd. P. M., Kankakee County, Illinois.

Acknowledged Jan. 6, 1898 before Victor T. Brassard, P. M., County and State of Illinois.

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	W. W. Parish, Senior	Release Deed.
60	to	Dated Dec. 8, 1900.
	Edward Lankow and Maggie, his wife.	Recorded Oct. 7, 1901.
		Book 182 Page 141.
		$1.00.

Releases Mortgage dated Jan. 6, 1898, recorded Book 163 Page 3, records of Kankakee County, Illinois.

Acknowledged Dec. 8, 1900 before J. W. Tower, N. P., said County.

10¢ stamp.

****

Edward Lankow, and Maggie,
his wife,
61 to
J. J. Kirby, use themselves.

Trust Deed.
Dated Oct. 10, 1904.
Recorded Oct. 11, 1904.
Book 196 Page 310.
$4500.00.

Conveys in trust the Northwest fractional quarter and the west end of Beedle Island, and that part of fractional Southwest quarter of Section 23, lying north of Kankakee River, all in Town 31 North; Range 13, East of 3rd. P. M., Kankakee County, Illinois, seven notes, all dated Oct. 5, 1904, two of $1000.00 each and five of $500.00 each, all payable in three years, with 6% interest.

Acknowledged Oct. 10, 1904 before Victor T. Brassard, N. P. Kankakee County, Illinois.

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J. J. Kirby,
62 to
Edward Lankow and Maggie, his wife.

Release Deed.
Dated March 29, 1913.
Recorded April 2, 1913.
Book 233 Page 470.
$1.00.

Releases Trust Deed dated Oct. 10, 1904, recorded Book 196 Page 310, records of Kankakee County, Illinois.

Acknowledged March 29, 1913 before Alexis L. Granger, N. P. said County.

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Edward Lankow

63 vs

Hiram Church Todd, Mary C. Bowen, Helen Bowen, Margaret Bowen, Church G. Todd, Hiram E. Todd, Laura Todd Martin, Helen M. Moore, George Moore, Walter Hall, Nelle Hall, Effie Rhoads, Lucien Rhoads, Raymond Little, Ralph Little, Ruth Little, Agnes Hall, Ward Hall, Dot Hall, Ethel Hall Reed, Warren Reed, Harriet Bloom, Mary Bloom, John R. Bloom, Amelia Bloom, Edith Inman, J. M. Inman, Ethel West, Percy G. West, Albert Emerson, Pauline Emerson, Ruth Harby, James Harby, Grace McFadyen, J. G. McFadyen, James Wright, Ethel Wright, Julia Fitzpatrick,Ort. Fitzpatrick, Rose Rollston, C. S. Rollston, Richard A. Holdridge, Anne Holdridge, Ida M. Collier, Kavanaugh Collier, Maud M. Collier, Robert Collier, Paul Frahm, Jane Lemoine, Edward Lemoine, Bertha Griffiths Goe, Daniel Goe, Laura Perry Chamberlin, George M. Chamberlin, Flora Perry Ullery, Frank M. Ullery, Charles N. Perry, and Mary S. Perry and the unknown heirs of said Hiram Todd, the unknown heirs of Richard Hall, and the unknown owners of the West end of Beedle's Island, containing 7½ acres in Section 23, Township 31 North; Range 13, East of 3rd. P. M., in Kankakee County, Illinois.

Kankakee County Circuit Court in Chancery. Bill: Filed Nov. 29, 1912. To January term, A. D. 1913.

Bill states that your orator Edward Lankow is the owner and in possession of the real estate known

Bill states that your orator Edward Lankow is the owner and in possession of the real estate known and described as follows, first: 3 acres described as follows:

Commencing on the north and south half section line of Section 23, Township 31 North; Range 13, East of 3rd. P. M., in Kankakee County, Illinois, and on the south line of the public road or highway as now traveled (said road being north of the Kankakee River) and from thence running north on said half section line 60½ rods to a board fence, thence east along said fence 7.94 rods, thence south to the south line of said road to a highway, thence westerly along the south side of said road or highway to the place of beginning. Second: The West end of Beedle's island in said Section 23, Town and range aforesaid, containing 7½ acres. Third: The Northwest fractional quarter of said Section 23, Town and range aforesaid, Kankakee County, Illinois, which different tracts for convenience of reference will be designated in this bill as tracts No. 1, 2 and 3 in the order above given. Your orator further represents that he holds title to said real estate by virtue of a warranty deed from Carl Lankow and Dora Lankow , his wife, who in turn derived their title by mesne conveyances from Government.

3. Your orator further represents that as to tract No. 3 above described, there appears in the chain of title two tax deeds to one James M. Perry, both dated Aug. 31, 1853, each conveying to said James M. Perry an undivided half of said Northwest fractional quarter of Section 23, that subsequently said James M. Perry made a quit claim deed into the chain of title, said deed being dated Sept. 6, 1853 and running to Albert Worcester, but that said quit claim deed instead of conveying all interest in all of said lands, conveyed all interest in the undivided half thereof leaving said tax deed a cloud upon said land as to the other undivided one half thereof. Your orator represents that the intention of said parties was to quit claim all interest acquired by said Perry in both of said tax deeds above referred to, but that the scriviner who prepared the deed made a mistake in the description which mistake constitutes a cloud upon the title of your orator to said tract No. 3. Your orator further represents that said James M. Perry died July 9, 1897 in Chicago and that he left a will which was duly probated in Cook County, Illinois, that a copy of said will was filed for record in the recorder's office of said Kankakee County in Book

SUMMONS

Summons issued Nov. 29, 1912 to the sheriff of Kankakee County, Illinois for Helen M. Moore, George Moore, Walter Hall, Nelle Hall, Effie Rhoads, Lucien Rhoads, Raymond Little, Ralph Little, Ruth Little, Agnes Hall, Ward Hall, Dot Hall, Ethel Hall Reed, Warren Reed, Harriet Bloom, Mary Bloom, John R. Bloom, Amelia Bloom, Edith Inman, J. M. Inman, Ethel West, Percy G. West, Albert Emerson, Pauline Wright, Ruth Harby, James Harby, Grace McFadyen, J. G. McFayden, James Wright, Ethel Wright, Julia Fitzpatrick, Ort Fitzpatrick, Rose Rollston, C. S. Rollston, Richard A. Holdridge, Anna Holdridge, Ida M. Collier, Kavanaugh Collier, Maud M. Collier, Robert Collier, Hall Frahm, Jane Lemoine, Edward Lemoine, Bertha Griffiths Goe, Daniel Goe, and the unknown heirs of Hiram Todd, the unknown heirs of Richard Hall and the unknown owners of the west end of Beedle's Island containing 7½ acres, Section 23, Township 31 North; Range 13, East of 3rd. P. M., Kankakee County, Illinois. (impleaded with Hiram Church Todd, et al.) Returnable on the first Monday of January, 1913. "State of Illinois, Kankakee County. I have served this writ by delivering a copy of the same to none of the within named defendants found in my county, this 30th day of November A. D. 1912. Dan G. Lee, Sheriff by M. E. Stirling, Deputy." Filed Nov. 30, 1912.

SUMMONS

Summons issued Nov. 29, 1912 to the Sheriff of Carroll County, for Mary C. Bowen and Margaret Bowen (impleaded with Hiram Church Todd, et al) returnable on the first Monday of January A. D. 1913. "State of Illinois, Carroll County. The within named Mary C. Bowen and Margaret Bowen not found in my County this 6th day of January A. D. 1913. D. B. Doty, Sheriff by Frank Schroeppel, Deputy." Filed Jan. 8, 1913.

SUMMONS

Summons issued Nov. 29, 1912 to the Sheriff of Cook County for Hiram Church Todd, Helen Bowen, Church G. Todd, Laura Todd Martin, Laura Perry Chamberlin, George N. Chamberlin, Flora Perry Ullery, Frank M. Ullery, Charles N. Perry, and Mary S. Perry, (impleaded with Hiram E. Todd, et al) returnable on the first Monday of January A. D. 1913. "State of Illinois, County of Cook, ss. Served this writ on the within named defendants,Laura Todd Martin, Laura Perry Chamberlin and George M. Chamberlin by leaving a copy thereof for each of them at their usual place of abode with Ellen Johnson, a member of their family, a person of the age of ten years and upwards, at the same time informing her of the contents thereof this 26th day of December 1912. Michael Zimmer, Sheriff by Joel W. Arnett, Deputy." Served this writ on the within named defendants Flora Perry Ullery by leaving a copy thereof for her at her usual place of abode with Frank M. Ullery, a member of her family, a person of the age of ten years and upwards, at the same time, informing him of the contents thereof this 27th day of December 1912. Also served this writ on the within named Frank M. Ullery by delivering a copy thereof to him this 27th day of December 1912. Also served this writ on the within named defendant Charles N. Perry by delivering a copy thereof to him this 27th day of December 1912. Also served this writ on the within named defendant, Mary S. Perry, by leaving a copy thereof for her at her usual place of abode with Charles M. Perry, a member of her family, a person of the age of ten years and upwards, at the same time informing him of the contents thereof, this 27th day of December 1912, the other within named defendants not found in my county. Michael Zimmer, Sheriff by Frank Heppleman, Deputy." Filed Dec. 31, 1912.

AFFIDAVIT

Sworn affidavit of Alexis L. Granger filed Nov. 29, 1912, states that he is a solicitor for the complainant in above entitled cause and that on behalf of said complainant he has made a diligent investigation in order to find the place of residence of each of the defendants and that the defendants hereinafter enumerated are not residents of the state of Illinois, but as affiant is informed and believes, they now reside at the place and address set opposite of each of their names as follows, towit: Helen M., and George Moore, West Palm Beach, Florida; Walter Hall, Nelle Hall, Effie and Lucien Rhoads, Fairbanks, Alaska. Rayomnd, Ralph, and Ruth Little, Dixon Cal., Agnes, Ward, Dot Hall and Ethel Hall Reed and Warren Reed, 1031 O. St., Sacremento Cal., Harriet, Mary, John R., and Amelia Bloom, Dixon, Cal., Edith and J. M. Inman, 700 30th St., Sacremento, Cal., Ethel and Percy G. West, 2531 First St., Sacremento, Cal., Albert and Pauline Emerson, Berkeley, Cal., Ruth and James Harby, Davis Cal., Grace and J. G. McFadyen, 3015 Dana St., Berkeley Cal., James and Ethel Wright, 3017 Grove Court, Berkeley, Cal., Julia and Ort Fitzpatrick, Klamath Falls, Oregon, Rose and C. S. Rollston, 2958 3rd. Ave., West Vancouver, B. C., Richard A., and Anna Holdridge Ida M. Kavanaugh, Maud M., and Robert Collier, Dixon Cal., Jane and Edward Lemoine, Melrose, N. M., Bertha Griffiths Goe and Daniel Goe, Hyampom, Trinity County, Cal. Affiant further states that he has made diligent inquiry to learn the place of residence of the said defendant Hall Frahm, and that he is unable to ascertain the same. Affiant further states that the last known place of residence of the said defendant Hall Frahm, was in Sacremento, California, which place he left about ten months ago, since which time affiant has been unable to obtain any information as to his residence although he has made diligent inquiry with a view to ascertaining the same.

AFFIDAVIT

Sworn affidavit of Alexis L. Granger filed Nov. 29, 1912, states that he is the solicitor for the complainant in the above entitled cause and that on behalf of said complainant, he has made diligent inquiry in order to find the names of all the heirs at law of Hiram Todd, deceased, and all the heirs at law of Richard Hall, deceased, and all the owners or persons interested in the West end of Beedle's Island containing 7½ acres in Section 23, Township 31 North; Range 13, East of 3rd. P. M., in said County and that if there are other heirs of Hiram Todd and Richard Hall than those mentioned and made parties defendant in the bill herein, and if there are other persons interested in the title to said real estate other than those mentioned and made parties defendant in said bill, their names are unknown to this affiant and he has been unable to ascertain them after diligent inquiry; and affiant states on behalf of said complainant that he desires that process issue in the case against the unknown heirs of Hiram Todd, deceased, the unknown heirs of Richard Hall, deceased and the unknown owners of the West End of Beedle's Island, containing 7½ acres, in Section 23, Township 31 North; Range 13, East of the 3rd. P. M., in Kankakee County, Illinois.

APPEARANCE

Entry of appearance of Hiram Church Todd, Helen Bowen, Church G.

Todd, Mary C. Bowen and Margaret Bowen, filed Dec. 31,1912.

APPEARANCE

Entry of Appearance of Hiram E. Todd, filed Dec. 31, 1912.

CERTIFICATE

Certificate of L. B. Bratton, Clerk of the Circuit Court said County, filed Dec. 6, 1912, states that on Dec. 6, 1912, he sent a true copy of the notice of which the annexed is a true copy, by mail, addressed to each of the defendants, hereinafter named to their respective places of residence and their respective last known places of residence, states in the affidavit heretofore filed in said cause, being same persons named in affidavit of non-residence. Notice gives title of case, and notifies all persons named in affidavit of non-residence and the unknown heirs of Hiram Todd, the unknown heirs of Richard Hall and the unknown owners of the West end of Beedle's Island containing 7½ acres in Section 23, Township 31 North; Range 13, East of the 3rd. P. M., in Kankakee County, Illinois. That the above named complainant has filed his bill of complaint and that a summons issued out of said Court against all of the defendants, returnable on the first day of the January Term A. D. 1913.

PUBLICATION

Certificate of Smith and Smith, publishers of the Evening Democrat, filed Jan. 17, 1913, states that said newspaper of general circulation, published in the City of Kankakee, Kankakee County, Illinois, which has been regularly published for six months prior to the first publication of said notice, do hereby certify that a notice, of which the annexed printed notice is a true copy, was published in said newspaper 4 consecutive weeks and times; that the date of said paper first containing said notice is Nov. 29, A. D. 1912 and that the date of said paper last containing the said notice is Dec. 20, 1912. Attached printed notice reads same as notice attached to Clerk's Certificate.

ORDER

Order entered and filed Jan. 17, 1913. And it appearing to the Court here from the writ issued herein to the Sheriff of the County of Cook, and the return thereon that the defendants Laura T. Martin, Laura Perry Chamberlin, George M. Chamberlin, Flora Perry Ullery, Frank M. Ullery, Charles N. Perry and Mary S. Perry have been duly served with process herein at least 10 days prior to the first day of the present term of this Court and that the defendants Hiram Church Todd, Mary C. Bowen, Helen Bowen, Margaret Bowen, Church G. Todd and Hiram E. Todd have duly entered their appearance in writing to the present term of this Court. And it appearing further to this court that proper affidavit has been made as to the unknown heirs of Richard Hall, the unknown heirs of Hiram Todd and the unknown owners of the West end of Beedle's Island containing 7½ acres in Section 23, Township 31 North; Range 13, East of the 3rd. P. M., in Kankakee County, Illinois and that due service has been had upon them by publication. And it appearing further to the Court that proper affidavit of non-residence has been duly filed herein and service by publication duly had on all of the other defendants in the bill mentioned. And it further appearing to the Court that Raymond Little, Ralph Little and Ruth Little are minors. It is therefore ordered that Henry F. Ruel be and he is hereby appointed guardian ad litem for said minor defendants, Raymond Little, Ralph Little and Ruth Little. And the defendants Hiram Church Todd, Mary C. Bowen, Helen Bowen, Margaret Bowen, Church G. Todd, Hiram E. Todd Laura T. Martin, Helen M. Moore, George Moore, Walter Hall, Nellie Hall, Effie Rhodes, Lucian Rhodes, Agnes Hall, Ward Hall, Dot Hall, Ethel Hall Reed, Warren Reed, Harriet Bloom, May Bloom, John R. Bloom, Amelia Bloom, Edith Inman, J. M. Inman, Ethel West, Percy G. West, Albert Emerson, Pauline Emerson, Ruth Harby, James Harby, Grace McFayden, J. G. McFayden, James Wright, Ethel Wright, Julia Fitzpatrick, Ort Fitzpatrick, Rose Rollston, C. S. Rollston, Richard A. Holdridge, Anna Holdridge, Ida M. Collier, Kavanaugh Collier, Maud M. Collier, Robert Collier, Hall Frahm, Jane Lemoine, Edward Lemoine, Bertha G. Goe, Daniel Goe, Laura Perry Chamberlin, George M. Chamberlin, Flora Perry Ullery, Frank M. Ullery, Charles N. Perry Mary S. Perry, the unknown heirs of Richard Hall, the unknown heirs of Hiram Todd, deceased, and the unknown owners of the West End of Beedle's Island containing 7½ acres in Section 23, Township 31 North Range 13, East of the 3rd. P. M., in Kankakee County, Illinois, having been three times called in open Court to plead, answer or demur to the complainant's bill, came not but herein made default; it is further ordered, adjudged and decreed that the same be taken for confessed against the said defendants.

ANSWER

Answer of Henry F. Ruel, Guardian ad litem of Raymond Little, Ralph Little and Ruth Little, minor children of Lottie Little, deceased filed Jan. 20, 1913.

DECREE

Decree entered and filed Feb. 3, 1913. The Court doth find that Edward Lankow, the complainant, is the owner and in possession of the real estate known and described as follows: 3. The Northwest fractional quarter of said Section 23, Township 31 North; Range 13, East of 3rd. P. M., all of said real estate above described being in Kankakee County, Illinois, and which three tracts for convenience of reference as designated as tracts, No. 1, 2 and 3 in order above given. The Court finds that said Edward Lankow holds title to all of said real estate by virtue of a warranty deed from Carl Lankow and Dora Lankow, his wife, who in turn derive their title by mesne conveyances from the Government. The Court further finds that as to tract No. 3, above described, there appears in the chain of title to same, two tax deeds to one James M. Perry both dated Aug. 31, 1853, conveying to said James M. Perry an undivided half of said Northwest fractional quarter of Section 23; that subsequently said

James M. Perry made a quit claim into the chain of title but that said quit claim deed instead of conveying all interest in all of said land, conveyed all interest in the undivided half thereof leaving said tax deeds a cloud upon said land as to the other half thereof. The Court further finds that the intention of the parties was that all of the interest of said Perry was to be conveyed by said deed but that by mistake of the scriviner who prepared the deed, the description was incorrectly given as above stated, which constitutes a cloud upon the title of the complainant as to said tract No. 3. The Court further finds that the names of the heirs, legal or testamentary of said James M. Perry are correctly set out in said bill and that they are all properly made parties of this suit.

The Court further finds that the complainant and his grantors have been in the open, exclusive, continuous and adverse __________ of all of said lands in said three tracts above described for over 20 years last past, and that no claim has ever been made by the defendants or their ancestors in the bill mentioned or any of them against said land, or any part thereof and that said defendants have no claim whatever against said lands and that their apparent claims thereto above mentioned are clouds upon the title of the complainant and as such should be removed by the order of this Court. It is further ordered, adjudged and decreed that the title of complainant to all of the three tracts above enumerated be quieted forever in complainant as against all of the defendants in this bill mentioned, and as against all persons claiming through or under them.

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64 In the matter of the title to the fractional North West quarter of Section 23, 3 acres in the southwest corner of the North fractional Northeast quarter of said Section, the west end of Beedle's Island, containing 7½ acres, and the North fractional Southwest quarter containing 3 acres, all in said Section 23 North of Range 13, East of 3rd. P. M., in Kankakee County, Illinois.

State of Minnesota, County of Wilkin, ss. Edward Lankow and Maggie Lankow, his wife being each duly sworn doth say, that they formerly lived on the above described premises prior to their removal to Wilkin County, Minnesota in the year 1905. That Carl Lankow and Dora Lankow, resided with affiants at the time of their death in the year 1893; that said Carl Lankow died on or about the 28th day of November 1893, and that the said Dora Lankow died on or about the 21st day of July A. D. 1893; that both the said Carl Lankow and Dora Lankow were attended in thei_ last illness by Dr. A. S. Burt of Momence, Illinois, and that each were buried at Union Corners Cemtery by Ed. Melby an undertaker at Momence, Illinois. (signed) Edward Lankow, Maggie Lankow. Subscribed and sworn to Feb. 25, 1913 before Lewis E. Jones, N. P. Wilkin County, Minnesota. Recorded Feb. 27, 1913 book 247 Page 601.

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65 In the matter of the title to the Northwest fractional quarter of Section 23, Township 31 North; Range 13, East of the 3rd. P. M., in Kankakee County, Illinois.

State of Illinois, Kankakee County, ss. J. W. Tower, a justice of the peace in and for the said County being duly sworn upon oath states that he well knew Philip Worcester, Henry F. Tower, Julius J. Worcester and Eunice Worcester, whose names appear in the chain of title to the above described real estate, that both Philip Worcester and his wife have been dead for many years, said Philip Worcester having died thirty years ago; that said Henry F. Tower was single and unmarried on the 22nd day of September 1858; that said Julius J. Worcester was single and unmarried on the 23rd day of January 1864, and that said Eunice Worcester was unmarried on the 5th day of January 1867. Affiant further states that he well knew Horatio D. Worcester, whose name also appears in the chain of title to said real estate, and that said Horatio D. Worcester was generally known as Horatio Worcester, the middle initial not being often used in connection with his name. (signed) J. W. Tower, justice of the Peace. Subscribed and sworn to Feb. 15, 1913 before Varnum A. Parish, N. P. said County. Recorded Feb. 21, 1913, Book 247 Page 586.

* * *

66

Edward Lankow and Maggie,
his wife,
to
Thomas F. Payne and William
H. Bennett.

Warranty Deed.
Dated Feb. 11, 1913.
Recorded April 5, 1913.
Book 255 Page 328.
$1.00.

NW frl 1/4
23

The Northwest fractional quarter of Section 23, Township 31 North; Range 13, East of the 3rd. P. M.; also the North fractional Southwest quarter of said Section 23, lying north of the Kankakee River and containing 3 acres more or less. Also the West half of Beedle's Island, containing 7½ acres in said Section 23, also 3 acres described as follows: Commencing on the north and south half section line of said section and on the south side of the public road or highway as now travelled, said road

Thomas F. Payne and Bessie R.,
his wife and William H. Bennett
and Manerva D., his wife,
67 to
Frederic E. Legris, use of
Edward Lankow.

Trust Deed.
Dated March 29, 1913.
Recorded April 2, 1913.
Book 248 Page 188.
$12,000.00, 12 years, 5%.

The Northwest fractional quarter of Section 23, Township 31 North; Range 13, East of the 3rd. P. M.; also the North fractional Southwest quarter of said Section 23, lying north of the Kankakee River and containing 3 acres more or less. Also the West half of Beedle's Island containing 7½ acres in said Section 23; also 3 acres described as follows: Commencing on the north and south half section line of said section and on the south side of the public road or highway as now travelled, said road being on the north side of the Kankakee River and from thence running north on said half section line 60½ rods to a board fence, thence east along said board fence 7.94 rods, thence south to the south line of said road or highway, thence westerly along the south side of said road or highway to the place of beginning in Kankakee County, Illinois.

Acknowledged March 29, 1913 as to Thomas F. Payne and Bessie R., his wife before Robert Henning, N. P. Kankakee County, Illinois. (seal reads Livingston County, Illinois). Acknowledged March 31, 1913 as to William H. Bennett and Manerva D., his wife before Frank B. Day, N. P. Kankakee County, Illinois.

William H. Bennett and Manerva D.,
his wife,
68 to
Thomas F. Payne.

Warranty Deed.
Dated Aug. 13, 1913.
Recorded Oct. 24, 1913.
Book 261 Page 355.
$13,700.00.

The undivided one half interest in the Northwest fractional quarter of Section 23, Township 31 North; Range 13, East of the 3rd. P. M.; also the North fractional Southwest quarter of said Section 23, lying north of the Kankakee River and containing 3 acres more or less. Also the West half of Beedle's Island containing 7½ acres in said Section 23; also 3 acres described as follows: Commencing on the north and south half section line of said section and on the south side of the public road or highway as now travelled, said road being on the north side of the Kankakee River and from thence running north on said half section line 60½ rods to a board fence, thence east along said board fence 7.94 rods, thence south to the south line of said road or highway, thence westerly along the south side of said road or highway to the place of beginning in Kankakee County, Illinois. This conveyance made subject to a certain mortgage incumbrance amounting to $12,000.00, with interest thereon from April 1st, 1913, which the grantee herein assumes as part of the purchase price; also subject to the tax for the year 1913, in Kankakee County, Illinois.

Acknowledged Aug. 13, 1913 before J. W. Tower, N. P. said County.

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Thomas (signed Thos.) F. Payne,	Warranty Deed.
and Bessie R., his wife,	Dated Oct. 2, 1913.
69 to	Recorded Oct. 24, 1913.
Manerva D. Bennett.	Book 261 Page 356.
	$27,400.00.

Covers &
Klarmer
Pasture in Sec
NW ¼
23

The Northwest fractional quarter of Section 23, Township 31 North; Range 13, East of the 3rd. P. M.; also the North fractional Southwest quarter of said Section 23, lying north of the Kankakee River and containing 3 acres more or less; also the West half of Beedle's Island containing 7½ acres in said Section Twenty-three 923); also 3 acres described as follows: Commencing on the north and south half section line of said section and on the south side of the public road or highway as now traveled, said road being on the north side of the Kankakee River, and from thence running north on said half section line, 60½ rods to a board fence, thence east along said board fence 7.94 rods, thence south to the south line of said public road of highway, thence westerly along the south side of said public road or highway to the place of beginning. This conveyance made subject to a certain mortgage incumbrance amounting to $12,000.00 with interest thereon from April 1st, 1913, which the grantee herein assumes and agrees to pay as a part of the purchase price; also subject to the tax for the year 1913, Kankakee County, Illinois. Acknowledged Oct. 3, 1913 before Charles Steinberg, N. P. Livingston County, Illinois.

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Manerva D. Bennett and William H.,
her husband,
70 to
Robert A. Rowland and Alfred A.
Rowland.

Warranty Deed.
Dated July 2, 1914.
Recorded Jan. 22, 1915.
Book 272 Page 181.
$10.00.

Conveys the Northwest fractional quarter of Section 23, Town 31 North; Range 13, East of the 3rd. P. M.; also the North fractional Southwest quarter of said Section 23, lying north of the Kankakee River and containing 3 acres more or less; also the West half of Beedle's Island containing 7½ acres in said Section 23; also 3 acres described as follows: commencing on the north and south half section line of said Section and on the south side of the public road or highway as now traveled, said road being on the north side of the Kankakee River, and from thence running north on said half section line 60½ rods to a board fence, thence east along said board fence, 7.94 rods, thence south to the south line of said public road or highway, thence westerly along the south side of said public road or highway to the place of beginning, in Kankakee County, Illinois. This conveyance is made subject to a certain trust deed of record incumbrance in amount of $12,000.00 with interest thereon from April 1, 1913,$11,000.00 of which is unpaid which the grantee assumes and agrees to pay. Also subject to the tax for the year 1914.

Revenue stamps $29.00 attached and cancelled. Acknowledged July 2, 1914 before C. E. Toberman, N. P., Los Angeles County, California.

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Manerva D. Bennett and William H.,
her husband,
71 to
Robert H Rowland and Alfred A.
Rowland.

Quit Claim Deed.
Dated Sept. 13, 1915.
Recorded April 29, 1919.
Book 237 Page 321.
$10.00

Conveys the Northwest fractional quarter of Section 23, Town 31 North; Range 13, East of the 3rd. P. M. Also the North fractional Southwest quarter of said Section 23, lying north of the Kankakee River and containing 3 acres, more or less. Also the West half of Beedle's Island, containing 7½ acres in said Section 23. Also 3 acres described as follows: Commencing on the north and south half section line of said Section and on the south side of the public road or highway as now traveled, said road being on the north side of the Kankakee River, and from thence running north on said half section line 60½ rods to a board fence; thence east along said board fence 7.94 rods; thence south to the south line of said public road or highway; thence westerly along the south side of said public road or highway to the place of beginning, in Kankakee County, Illinois. This quit claim deed is given for the purpose of correcting the middle initial of one of the grantees in that certain deed from and to the same parties hereto, recorded in Book 272 Page 181 of deed records of said Kankakee County. To have and to hold to the said grantees, their heirs or assigns, subject to all matters shown in said former deed hereinbefore referred to.

Acknowledged March 13, 1915 before James D. Farquhar, N. P. Los

* * *

Robert H. Rowland, a widower,
72 to
Alfred A. Rowland.

Warranty Deed.
Dated April 24, 1919.
Recorded April 29, 1919.
Book 287 Page 567.
$1.00 and division of property.

Conveys the Northwest fractional quarter of Section 23, Town 31 North; Range 13, East of the 3rd. P. M. Also the North fractional Southwest quarter of said Section 23, lying north of the Kankakee River and containing 3 acres, more or less. Also the West half of Beedle's Island containing 7½ acres in said Section 23; also 3 acres described as follows: Commencing on the north and south half section line of said Section and on the south side of the public road or highway as now traveled, said road being on the north side of the Kankakee River, and from thence running north on said half section line 60½ rods to a board fence; thence east along said board fence 7.94 rods; thence south to the south line of said public road or highway; thence westerly along the south side of said public road or highway to the place of beginning, in Kankakee County, Illinois. Acknowledged April 24, 1919 before Mark C. Keller, N. P. Lee County, Illinois.

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73 Tennis Marcotte, et al
vs
Albert C. Bothfuhr, County
Collector of Kankakee County,
Illinois.

Kankakee County Circuit
Court in Chancery.No. 16659.
Bill filed March 15, 1919.

Bill filed by complainants prays for writ of injunction to restrain defendant Treasurer and County Collector from collecting certain tax levied against Section

23, Town 31 North; Range 13 East of the 3rd. P. M., and other lands. May Term 1919, May 21, 1919. Bill dismissed by complainants at their costs. All costs paid.

Alfred A. Rowland and Grace Hart,
his wife,
74 to
First Joint Stock Land Bank of Chicago, a corporation organized and existing under an Act of Congress of the United States of America, known as "The Federal Farm Loan Act"

Mortgage.
Dated April 10, 1919.
Recorded May 13, 1919.
Book 268 Page 162.
$13,000.00.

Mortgages the Northwest fractional quarter of Section 23 (excepting the right of way of the Indiana Illinois and Iowa Railroad Company), containing 148.68 acres. The North fractional Southwest quarter of Section 23, lying north of the Kankakee River; all in Town 31 North; Range 13, East of the 3rd. P. M., containing 158.18 acres, in Kankakee County, Illinois. Secures the payment of $13,000.00 with interest at the rate of six per cent per annum, payable semi annually, according to the tenor and effect of the certain promissory note of even date herewith, payable to the order of said Bank and signed by Alfred A. Rowland and Grace Hart Rowland, said note, both principal and interest being payable on an amortization plan in 65 equal semi annual installments of $455.00 each, and one installment (the last to mature) of $379.99 all due and payable as follows: $455.00 due on the 10th day of October 1919, and a like sum of $455.00 semi annually thereafter on the 10th day of April and October in each year to and including the 10th day of October 1951 and the last installment of $379.99 on the 10th day of April 1952, by which and when the entire principal sum and interest shall be fully paid. All on the amortization plan and in accordance with the amortization tables provided by the Federal Farm Loan Board, together with interest at the rate of 7% per annum on any installment of principal or interest which shall not have been paid when due.

$2.60 revenue stamps attached to said note.

Acknowledged April _____, 1919 before E. J. Countryman, N. P. Lee County, Illinois.

75

Frederic E. Legris, Trustee
to
Thomas F. Payne, and Bessie R., his wife; and William H. Bennett and Manerva D., his wife.

Release Deed.
Dated May 2, 1919.
Recorded May 2, 1919.
Book 276 Page 629.
$1.00.

Releases Trust Deed dated March 29, 1913, recorded in Book 248 Page 186, records of Kankakee County, Illinois.

Acknowledged May 2, 1919 before Evariste A. Marcotte, N. P. Kankakee County, Illinois.

****

We have examined our indices to and the records of conveyances, judgments, tax sales and confirmed special assessments in Kankakee County, Illinois, and find:

No conveyances of the premises described in the caption hereto, executed by any person or persons whomsoever shown thereby to have been recorded in the Recorder's Office of said County, except as noted.

No judgments rendered in any Court of Record in said County against Edward Lankow, Thomas F. Payne, Manerva D. Bennett, Robert H. Rowland or Alfred A. Rowland, at any time, which are now liens on said premises.

No tax sales or forfeitures of said premises appearing on record as had since five years last past, not marked cancelled, redeemed or paid.

No special assessments thereon confirmed, which now stand confirmed, inforce and unpaid of record.

Kankakee, Illinois, December 13, 1919, 5 o'clock P. M.

THE KANKAKEE COUNTY TITLE and TRUST COMPANY

By Warren R. Hickox

Vice-President.

No. 21923.
CBP 168-341

le

Boodle Island

DEED of TRUST

Varnum A. Parish, et al.

TO

Frank W. Curran

As Trustee

STATE OF ILLINOIS
County of Kankakee } SS.

No. 304716

This instrument was filed for Record in the Recorder's Office of the County of Kankakee aforesaid on the 2d day of May A. D. 1940 at 11:45 o'clock a M., and recorded in Book 465 of Records, on Page 247

Albert T Tetrault
Recorder

By Josephine Bydalek
Deputy

Frank Curran

THIS INDENTURE WITNESSETH, That the Grantors Varnum A. Parish and Frances C. Parish

of the County of Kankakee, in the State of Illinois,

in consideration of the sum of Ten and no/100-------------------------------------Dollars in hand paid, Convey, and Warrant to Frank W. Curran as Trustee of the County of Kankakee, in the State of Illinois, the following described real estate, to-wit:

Beedle's Island in Kankakee River, in Section Twenty-three (23) in Township Thirty-one (31) North, Range Thirteen (13) East of the Third Principal Meridian

Note & Trust Deed Released
Paid in full
[illegible]
Frank W. Curran

situated in the County of Kankakee, in the State of Illinois, and all appurtenances belonging thereto, together with all of the rents, issues and profits arising therefrom, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois, in trust, nevertheless, for the following purposes:

Whereas, the said Varnum A. Parish and Frances C. Parish his wife are justly indebted upon their one promissory note...., bearing even date herewith, payable to the order of themselves and by them endorsed in blank, for $5,000.00 with interest at 4% due in ten years, interest payable semi-annually, with the privilege of paying said note at any interest paying date after the lapse of three years.

Now, if default be made in the payment of said promissory note.... or the interest thereon, or any part thereof, according to the terms of said note...., or in case of waste, nonpayment of taxes, special taxes or assessments or insurance premiums or assessments on said premises, then in such case, the whole of said principal sum and interest secured by said note.... shall thereupon, at the option of the legal holder or holders, become immediately due and payable, and this Trust Deed may then be foreclosed and out of the proceeds of any foreclosure sale there shall be paid first, the cost of said suit, including reasonable solicitor's fees and all monies advanced for abstracts of title, insurance, taxes, special assessments or other liens with interest thereon at Seven per cent per annum, then to pay the principal of said note.... with interest, rendering the overplus, if any to the GrantorS.. or his assigns.

Upon the filing of any bill to foreclose this Trust Deed, the Court may, on application, without notice to the GrantorS....or their subsequent grantees, and without bond being required of the applicant, appoint a Receiver to collect rents, issues and profits during the pendency of said suit and until redemption period has expired, and apply the same under the direction of said Court to the extinguishment of taxes, special taxes or assessments, solicitor's fees, debt, interest, costs and expenses incurred in said foreclosure suit.

The Grantor.S. agree.... to keep the buildings on said premises insured for their full insurable value against loss or damage by fire, lightning, windstorms, cyclones and tornadoes and that the policies shall be assigned to grantee for the benefit of the holder of said note.....

When the obligations of Grantor..S under this Trust Deed are fully paid and discharged, the grantee shall reconvey said premises to Grantor.... upon receiving his reasonable charges therefor. And in case of the death, resignation, removal from said County of Kankakee, or inability to act, of said Grantee, then the Clerk of the Circuit Court of said County is hereby appointed successor in trust with the same power and authority as is hereby vested in said grantee.

Now, if default be made in the payment of said promissory note.... or the interest thereon, or any part thereof, according to the terms of said note...., or in case of waste, nonpayment of taxes, special taxes or assessments or insurance premiums or assessments on said premises, then in such case, the whole of said principal sum and interest secured by said note.... shall thereupon, at the option of the legal holder or holders, become immediately due and payable, and this Trust Deed may then be foreclosed and out of the proceeds of any foreclosure sale there shall be paid first, the cost of said suit, including reasonable solicitor's fees and all monies advanced for abstracts of title, insurance, taxes, special assessments or other liens with interest thereon at Seven per cent per annum, then to pay the principal of said note.... with interest, rendering the overplus, if any to the GrantorS.. or his assigns.

Upon the filing of any bill to foreclose this Trust Deed, the Court may, on application, without notice to the GrantorS....or their subsequent grantees, and without bond being required of the applicant, appoint a Receiver to collect rents, issues and profits during the pendency of said suit and until redemption period has expired, and apply the same under the direction of said Court to the extinguishment of taxes, special taxes or assessments, solicitor's fees, debt, interest, costs and expenses incurred in said foreclosure suit.

The Grantor.S. agree.... to keep the buildings on said premises insured for their full insurable value against loss or damage by fire, lightning, windstorms, cyclones and tornadoes and that the policies shall be assigned to grantee for the benefit of the holder of said note.....

When the obligations of Grantor..S under this Trust Deed are fully paid and discharged, the grantee shall reconvey said premises to Grantor.... upon receiving his reasonable charges therefor. And in case of the death, resignation, removal from said County of Kankakee, or inability to act, of said Grantee, then the Clerk of the Circuit Court of said County is hereby appointed successor in trust with the same power and authority as is hereby vested in said grantee.

It is also agreed that the Grantor.S. shall pay all costs and attorney's fees incurred by the grantee, or the holder of said note.... in any suit in which either of them may be plaintiff or defendant by reason of being a party to this Trust Deed or a holder of said note.....

Witness the HandS... and SealS.. of said Grantor..S, this 1st day of May A.D. 1940

Varnum A Parish (SEAL)

Frances C. Parish (SEAL)

.... (SEAL)

.... (SEAL)

STATE OF ILLINOIS,
County of Kankakee, } SS.

I, Kate L. Spencer, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Varnum A. Parish and Frances C. Parish

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given Under My Hand and Notarial Seal, this 1st day of May A. D. 1940

Kate L. Spencer
Notary Public

This note is the property of Frank J Burns
as Conservator of Thomas H Fenton

4-21-24-500

"First" Trust & Savings Bank of Kankakee

LARGEST - STRONGEST

$5,000.00 Kankakee, Illinois May 1, 1940

Ten years after date We promise to pay to Ourselves or order Five Thousand and no/100---------------------------------- Dollars for value received, with interest at the rate of 4% per cent per annum. Interest payable semi-annually, and both principal and interest payable in ~~Gold Coin~~ Legal tender of the United States of America ~~of the present standard of weight and fineness,~~ at the office of ~~FIRST TRUST & SAVINGS BANK OF KANKAKEE~~ Burns & Curran, in Kankakee, Illinois, and shall bear interest at the rate of seven per cent per annum after maturity until paid.

~~The several installments of interest for the said period of .... years are evidenced by interest notes of even date herewith.~~ The payment of this note is secured by Trust Deed to Frank W. Curran as Trustee upon the following described real estate, to-wit: Beedle's Island in Kankakee River, in Section Twenty-three (23) in Township Thirty-one (31) North, Range Thirteen (13) East of the Third Principal Meridian, in Kankakee County, Illinois

Vernon H. Parish
Frances C. Parish

Paid in full May 5 1948

No. ....

The holders hereof have the privilege of paying this note at any interest paying date after the lapse of three years.

Varnum A. Parish.

Frances C. Parish

5-2-41. Pd $200 int to 5/1/41. By ck.
12-26-41. " 200 " " " 42 " "
2-9-43 " $300 " " 11/1/44. " "
2-5-45 " $300 int to 5/1/46 " "
5-13-47 $400 " " 5-1-47.
m

nove 41

300

800

1,000.00

Paid in full.

RELEASE DEED

Frank W. Curran

TRUSTEE

TO

Varnum A. Parish and Frances C. Parish

RETURN TO V. A. Parish

~~Frank J. Burns, Atty.~~

~~304 Volkmann Bldg.~~

Momence

~~Kankakee~~, Illinois

COMMERCIAL PRESS-KANKAKEE, ILL.

I, Frank W. Curran, Trustee, Thomas F. Fenton in consideration of One Dollar, do hereby Release and Quit-Claim unto Varnum A. Parish and Frances C. Parish all the right, title and interest I may have acquired in, through or by a certain Trust Deed bearing date 1st day of May 1940 and recorded in the Recorder's Office of Kankakee County, State of Illinois, as Document No. 304716 in book 465 of Records, Page 247 to the premises therein described. The notes secured by said trust deed have been duly cancelled and this day exhibited to me.

WITNESS MY HAND AND SEAL this 10th day of May A. D. 1948.

Frank W. Curran **(SEAL)**
Trustee

STATE OF ILLINOIS }
Kankakee County. } SS.

I, Frank J. Burns a Notary Public, in and for the said County, in the State aforesaid, do hereby certify that Frank W. Curran, Trustee personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act for the uses and purposes therein set forth.

(SEAL)

GIVEN Under My Hand and Notarial Seal, this day of May A. D. 1948

Frank J. Burns
Notary Public.

Document No. 377930 Filed for record in Recorder's Office of Kankakee County, Illinois at 3:44 o'clock P. M.

MAY 10 1948

BOOK 583 PAGE 650

Roy J. Arseman
Recorder of Deeds ea.

377930